

**TRANSFER
TAX
PAID**

WARRANTY DEED
Statutory Short Form

41-92-7

TRILLIUM MEDICAL ASSOCIATES, LLC, a Maine Limited Liability Company, of 325E Kennedy Memorial Drive, Waterville, ME 04901, for consideration paid, grant and convey to **ANDRE P. EDMONDS** of 325D Kennedy Memorial Drive, Waterville, ME 04901, with Warranty Covenants, the real estate described as follows:

The Unit known and designated as Unit H in KMD Associates Medical Office Condominium located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat and Plans by Stephen Blatt Associates/Architects entitled "KMD ASSOCIATES MEDICAL OFFICE CONDOMINIUM", and recorded in the Kennebec County Registry of Deeds in Plan File Numbers E83101, E83102, E83103 and E83104. Specific reference is made to the KMD Associates Medical Office Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine as amended, Title 33, Chapter 31, which Declaration is dated September 30, 1983, and recorded in the Kennebec County Registry of Deeds in Book 2620, Page 2; as amended by First Amendment dated May 21, 1986, and recorded in the Kennebec County Registry of Deeds in Book 2952, Page 244; and as amended by Second Amendment dated February 9, 2004, and recorded in the Kennebec County Registry of Deeds in Book 7825, Page 332; and the same is incorporated by reference herein (hereinafter called the "Declaration"). The aforesaid Plat and Plans are Exhibits C and D to the Declaration, respectively.

Said Unit is conveyed together with:

1. An undivided 11.45% percent interest in the common elements of the condominium described in the Declaration attributable to the Unit as stated in Exhibit B of the Declaration.
2. An exclusive right to use the limited common areas, if any, appurtenant to the Unit as specified in the Declaration, and shown on said Plat and Plans.
3. An easement for the continuance of all encroachments by the Unit on any adjoining units or common elements existing as a result of construction of the building or which may come into existence hereafter as a result of settling or shifting of the building, or as a result of repair or restoration of the building or of the Unit, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements made by or with the consent of the Board of Directors of the KMD Associates Medical Office Condominium Association.
4. An easement in common with other unit owners to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other common elements located in any of the other units or elsewhere on the property and serving the Unit.
5. All rights and easements in common with other unit owners as described in the Declaration, including the description of property attached as Exhibit A to the Declaration.

Said Unit is conveyed subject to:

1. All easements, covenants, obligations, conditions, restrictions, reservations, and encumbrances contained in or referred to in the Declaration, including, but not limited to, those contained in the description of property attached as Exhibit A to the Declaration.
2. Easements in favor of adjoining units and in favor of the common areas and facilities for the continuance of all encroachments of such adjoining units or

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common areas and facilities of the Unit, now existing as a result of construction of the building, or which may come into existence hereafter as a result of repair or restoration of the building or of any adjoining unit or of the common areas and facilities after damage or destruction by fire or other casualty or after a taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common areas and facilities made by or with the consent of the Board of Directors of the KMD Association Medical Office Condominium Association.

3. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common areas and facilities located in the unit or elsewhere on the property and serving such other units.

4. Exclusive rights in favor of the owner of any unit to use the limited common areas, if any, appurtenant to such unit.

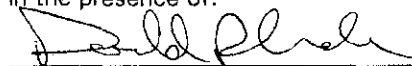
5. The provisions of the Declaration and Exhibits thereto, as the same may be amended or modified from time to time by instrument recorded or filed in the Kennebec County Registry of Deeds and the By-Laws of the Unit Owners Association, which provisions, together with any amendments or modifications thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, as if those provisions were recited and stipulated at length herein.

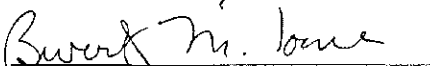
Being the same premises conveyed to Trillium Medical Associates, LLC, by Warranty Deed from John W. Diehl and Stephen B. Diehl dated April 4, 1999, and recorded in the Kennebec County Registry of Deeds in Book 5924, Page 112.

In Witness Whereof, **TRILLIUM MEDICAL ASSOCIATES, LLC**, has caused this instrument to be signed by Beverly M. Towne and Linda A. Fay, its members, this 10th day of August, 2004.

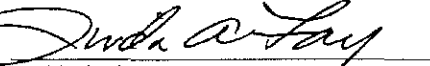
Signed, Sealed and Delivered
in the presence of:

TRILLIUM MEDICAL ASSOCIATES, LLC




By Beverly M. Towne
Its Member





By Linda A. Fay
Its Member

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: August 10, 2004

Then personally appeared the above named Beverly M. Towne, Member of Trillium Medical Associates, LLC, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Limited Liability Company.

Before me,


Notary Public
Print
Name: WILLIAM P. DUBORD
Attorney At Law
Notary Public
My Commission Expires 6/26/2008

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STATE OF MAINE
COUNTY OF KENNEBEC

Dated: August 10, 2004

Then personally appeared the above named Linda A. Fay, Member of Trillium Medical Associates, LLC, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Limited Liability Company.

Before me,

William P. Dubord

Notary Public

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WILLIAM P. DUBORD

Name: _____

Attorney At Law

Notary Public

My Commission Expires 6/26/2008

SEAL

Received Kennebec SS.
08/11/2004 8:58AM
Pages 3 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS